

1. **Call to order**

Chairman Aleman called the meeting to order at 6:30 p.m.

PRESENT:

Konrad Kuykendall (7:04 p.m.)

Albert Aleman

Carla Laws

William Stipek (6:48 p.m.)

Bill Simmons

Shawn Fitzpatrick

Damon Perrin

ABSENT:

Jason Linahan

Kerry Dike

2. **Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.**

Upon a motion made by Commissioner Laws and a second made by Commissioner Simmons, the Planning & Zoning Commission voted five (5) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. **Citizens to be Heard**

No one signed up to address the Planning & Zoning Commission.

4. **Consent Agenda:**

A. Approval – Planning & Zoning Commission minutes, October 2, 2019

Upon a motion made by Commissioner Simmons and a second made by Commissioner Stipek, the Planning & Zoning Commission voted five (5) for and none (0) opposed to approve the Planning & Zoning Commission October 2, 2019 minutes as presented. The motion carried.

5. **Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the proposed rezoning of three properties at the corner of Lockhill-Selma and Huebner Roads legally described as Lots 1813A, 1813B and 1814 of County Block 5938, Shavano Park Subdivision Unit-16A-1 from B-2 Business and Office District (Lots 1813A and 1813B) and A-2 Single Family Residential District (Lot 1814) to a single Planned Unit Development (PUD) zoning district with B-2 Business and Office base district with the following exceptions:**

- Minimum Parking Requirement
- Allowed number of, size, electrical display and sign face size of monument signs
- Allowed size of wall signs
- Rear / Side Setback Requirements
- Rear / Front Landscape Buffer Requirements

Public Hearing opened at 6:34 p.m.

City Manager Hill presented regarding the proposed rezoning of three properties at the corner of Lockhill-Selma and Huebner Roads legally described as Lots 1813A, 1813B and 1814 of County Block 5938, Shavano Park Subdivision Unit-16A-1 from B-2 Business and Office District (Lots 1813A and 1813B) and A-2 Single

Family Residential District (Lot 1814) to a single Planned Unit Development (PUD) zoning district with B-2 Business and Office base district with the following exceptions:

- Minimum Parking Requirement
- Allowed number of, size, electrical display and sign face size of monument signs
- Allowed size of wall signs
- Rear / Side Setback Requirements
- Rear / Front Landscape Buffer Requirements

Public Hearing closed at 6:47 p.m.

6. **Discussion / action - proposed rezoning of three properties at the corner of Lockhill-Selma and Huebner Roads legally described as Lots 1813A, 1813B and 1814 of County Block 5938, Shavano Park Subdivision Unit-16A-1 from B-2 Business and Office District (Lots 1813A and 1813B) and A-2 Single Family Residential District (Lot 1814) to a single Planned Unit Development (PUD) zoning district with B-2 Business and Office base district – City Manager**

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Laws, the Planning & Zoning Commission six (6) for and none (0) to approve proposed rezoning exceptions of the Fischer Neighborhood Market. The motion carried.

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Simmons, the Planning & Zoning Commission voted six (6) for and none (0) to approve proposed rezoning exceptions for Advanced Smile. The motion carried.

Upon a motion made by Commissioner Kuykendall and a second made by Commissioner Simmons, the Planning & Zoning Commission voted five (5) for and one (1) to approve proposed rezoning exceptions for Luv N Care. The motion carried.

Upon a motion made by Commissioner Laws and a second made by Commissioner Stipek, the Planning & Zoning Commission voted six (6) for and none (0) to approve proposed rezoning of three properties at the corner of Lockhill-Selma and Huebner Roads legally described as Lots 1813A, 1813B and 1814 of County Block 5938, Shavano Park Subdivision Unit-16A-1 from B-2 Business and Office District (Lots 1813A and 1813B) and A-2 Single Family Residential District (Lot 1814) to a single Planned Unit Development (PUD) zoning district with B-2 Business and Office base district . The motion carried.

7. **Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, including changes to Chapters 36 - Zoning and 6 - Buildings and Building Regulations, to ensure building material regulations for residential and commercial building construction are in compliance with House Bill 2439 from the 86th Texas Legislature.**

Public hearing opened at 7:55 p.m.

City Manager Hill presented an overview of the proposed amendments to the City of Shavano Park Code of Ordinances, including changes to Chapters 36 - Zoning and 6 - Buildings and Building Regulations, to ensure building material regulations for residential and commercial building construction are in compliance with House Bill 2439 from the 86th Texas Legislature.

Public hearing closed at 7:58 p.m.

8. **Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances, Chapters 36 - Zoning and 6 - Buildings and Building Regulations, to ensure building material regulations for residential and commercial building construction are in compliance with House Bill 2439 of the 86th Texas Legislature – City Manager.**

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Laws, the Planning & Zoning Commission voted six (6) for and none (0) to approve proposed amendments to the City of Shavano Park Code of Ordinances, Chapters 36 - Zoning and 6 - Buildings and Building Regulations, to ensure building material regulations for residential and commercial building construction are in compliance with House Bill 2439 of the 86th Texas Legislature. The motion carried.

9. **Public Hearing – The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 – Zoning, expanding who can appeal administrative decisions on projects or applications to the Zoning Board of Adjustment in compliance with House Bill 2497 of the 86th Texas Legislature.**

Public hearing opened at 8:03 p.m.

City Manager Hill presented an overview of the regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 – Zoning, expanding who can appeal administrative decisions on projects or applications to the Zoning Board of Adjustment in compliance with House Bill 2497 of the 86th Texas Legislature.

Public hearing closed at 8:05 p.m.

10. **Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances, Chapter 36 – Zoning, expanding who can appeal administrative decisions on projects or applications to the Zoning Board of Adjustment in compliance with House Bill 2497 of the 86th Texas Legislature – City Manager.**

Upon a motion made by Commissioner Laws and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted six (7) for and none (0) to approve proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 – Zoning, expanding who can appeal administrative decisions on projects or applications to the Zoning Board of Adjustment in compliance with House Bill 2497 of the 86th Texas Legislature. The motion carried.

11. **Public Hearing – The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 24 – Signs, regarding banner signs, monument signs and allowed signage in residential and business zoning districts.**

Public hearing opened at 8:06 p.m.

Public hearing closed at 8:07 p.m.

12. **Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances, Chapter 24 – Signs, regarding banner signs, monument signs and allowed signage in residential and business zoning districts. Possible Executive Session pursuant to Texas Government Code, § 551.071, Consultation with Attorney - City Manager**

The Planning & Zoning Commission adjourned into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney at 8:07 p.m.

The Open Meeting reconvened at 9:26 p.m.

No action was taken on this item.

13. Discussion - Review of City Policy #15 Public Information Act update in accordance with new Texas Senate Bill 944 – City Manager

City Manager Hill reviewed City Policy #15 Public Information Act update in accordance with new Texas Senate Bill 944.

14. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

15. Chairman Announcements:

A. Advise members to contact City staff to add new or old agenda items.

B. Advise members of pending agenda items, as follows:

- i. December, 2019 – Possible action item for possible amendments to Chapter 24 – Signs regarding banner signs and allowed signage in residential and business zoning districts.
- ii. December, 2019 - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature.
- iii. February, 2020 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

16. Adjournment

Upon a motion made by Commissioner Kuykendall and a second made by Commissioner Simmons, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting. The meeting adjourned at 9:40 p.m.

Buddy Aleman
Chairman

Zina Tedford
City Secretary